NEW OWNER:
O2 NASHVILLE, LLC
10 MITCHELL PLACE, APT 5GH
NEW YORK, NY 10017

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 20-1609

Map & Parcel
050-100A-014.00
050-100A-013.00
050-100-116.00
050-100-098.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 483689 DEEDWARR
09/25/2020 12:17:30 PM 4 pgs
Fees: $23.00 Taxes: $1,887.00
20200925-0110597

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Ten Thousand and 00/100 Dollars ($510,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **HIDDEN TRAIL PROPERTIES, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **O2 NASHVILLE, LLC,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Parcel A: (3521 Chesapeake Drive, Nashville, TN 37207)

Land in Davidson County, Tennessee, being Unit No. 14, Lot No. 7 on the Plan of Phase 1, Section One, Chesapeake Homes, as shown on the plat of the same of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of the property.

Parcel B: (3523 Chesapeake Drive, Nashville, TN 37207)

Land in Davidson County, Tennessee, being Unit No. 13, Lot No. 7 on the Plan of Phase 1, Section One, Chesapeake Homes, as shown on the plat of the same of record in Plat Book 5800, Page 165, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of the property.

Parcel C: (3532 Chesapeake Drive, Nashville, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 36B on the Plan of Zone Lot Division of Lots Numbers 8-11, 35-37, and 54-62, Section Three, Chesapeake Homes, as shown on the plat of the same of record in Plat Book 5200, Page 640, as amended in Book 5200, Page 770, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of the property.

Parcel D: (3534 Chesapeake Drive, Nashville, TN 37207)

Land in Davidson County, Tennessee, being Lot No. 36A on the Plan of Zone Lot Division of Lots Numbers 8-11, 35-37, and 54-62, Section Three, Chesapeake Homes, as shown on the plat of the same of record in Plat Book 5200, Page 640, as amended in Book 5200, Page 770, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to HIDDEN TRAIL PROPERTIES, LLC, a Tennessee limited liability company, by Warranty Deed from Richard Douglas Hester, unmarried and Ray W. Hester, married, dated November 4, 2019, and of record in Instrument No. 20191119-0119199, Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3521, 3523, 3532 & 3534 CHESAPEAKE DRIVE, NASHVILLE, TN 37207**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5800, Page 165, and in Plat Book 5200, Page 770, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 23rd day of September, 2020.

HIDDEN TRAIL PROPERTIES, LLC

By:_____
SEAN MCKINNIS
Its: ~~MEMBER~~

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **SEAN MCKINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MEMBER** of **HIDDEN TRAIL PROPERTIES, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 23rd day of September, 2020.

_____
NOTARY PUBLIC

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-16-2022

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$510,000.00.**

_____
AFFIANT

Sworn to and subscribed to before me this 23rd day of September, 2020.

_____
NOTARY PUBLIC

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

My commission expires:_____

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022